



Modern Offices with Car Parking

1,250 Sq Ft (116.12 Sq M)

- In the tranquil garden setting of Fenham Hall
- High quality studio office
- Good car parking
- New lease available
- High speed Broadband

Video Link: [Fenham Hall Studio](#)

For further information please contact:

Chris Pearson
E: chrisp@naylorsgavinblack.co.uk
DD: 07834328678

Ellie Combe
E: ellie.combe@naylorsgavinblack.co.uk
DD: 07544655575

Second Floor
One Strawberry Lane
Newcastle upon Tyne
NE1 4BX
Tel: +44 (0)191 232 7030
Naylorsgavinblack.co.uk

TO LET

Studio I, Fenham Hall Studios, Fenham Hall Drive, Newcastle Upon Tyne, Tyne and Wear, NE4 9YL

Location

Fenham Hall Studios are situated in the mature grounds of Fenham Hall, built in 1745, which offers a secure and quiet environment, yet easily accessible from Newcastle upon Tyne city centre 2 miles to the east. Fenham Hall Drive is an important radial route into the City with a regular bus service operating. The site lies only 1 ½ miles east of the A1 trunk road with Newcastle International Airport only 5 miles to the north-west.

Description

The newly available Studio I comprises of First Floor open plan office accommodation which is part of a brand new conversion of a Grade II* historic building featuring exposed timber trusses and available for immediate occupation.

The premises extend to 1,250 sq. ft. (116.10 sq. m.) and benefit from their own secure designated parking within a secure gated development. They also benefit from the following:

- Perimeter power and data points.
- Gas fired central heating to perimeter radiators.
- Designated WC facilities.
- Fully fitted carpets.
- High speed Broadband.
- Secure, quiet and attractive.
- 6 dedicated car parking spaces and visitor parking.
- Intergrated WC and shower facilities.
- Bespoke turnkey fit out available.

Accommodation

	Sq Ft	Sq M
Studio I	1,250	116.12

Rent

£19,850 Per Annum

Terms

The studio is available to let on a new internal repairing lease, for a term of years to be agreed. A service charge operates to enable the landlord to recover a fair proportion of the costs of repairing the structure and external parts of the building and the maintenance of the internal common parts and the car park and grounds.

EPC

The building has an EPC rating C-52. A copy of the EPC is available on request.

Rateable Value

Current RV £12,500. Prospective tenants to make their own enquiries.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

TO LET

Studio I, Fenham Hall Studios, Fenham Hall Drive, Newcastle Upon Tyne, Tyne and Wear, NE4 9YL



NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, , reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylors Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principals or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order